



## 35, Falcon Square, Eastleigh, SO50 9JF £310,000

**SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION**

An excellent family house spacious throughout. 2 reception rooms, beech style kitchen, ground floor cloakroom, first floor bathroom and 3 bedrooms, two of them large doubles. Gas central heating is installed and double glazing. Schools are close by with sports centre and Eastleigh town centre itself is just fifteen minutes walk away. No Forward Purchase.

**ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS**

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



*These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.*



The property is accessed from the road via a dropped kerb onto a driveway providing off road parking laid to gravel. A porch of upvc construction with a smooth plastered ceiling, laminate floor covering. A upvc door with obscure glazing opens to;

### Entrance Hallway

Smooth plastered ceiling, ceiling light point upvc double glazed window to the front aspect, double panel radiator, laminate floor covering.

Staircase leading to the first floor landing.

From here an obscure fifteen light panel door opens to the lounge, with a matching door through to the dining room.

### Lounge 13'9" x 12'11" (4.20 x 3.95)

Smooth plastered ceiling, ceiling light point, upvc double glazed patio doors opening to the rear garden. Laminate floor covering, provision of power points, double panel radiator. Television & Sky point.

The room centres on a large open fire.



### Dining Room 11'4" x 10'4" (3.47 x 3.15)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, continuation of laminate floor covering from the entrance hallway.

From here an archway leads through to the kitchen.

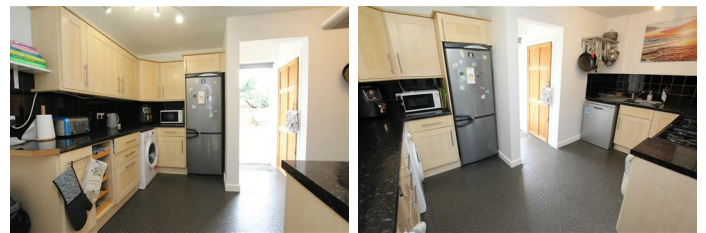


### Kitchen 13'8" x 10'4" narrowing to 7'0" (4.17 x 3.16 narrowing to 2.14)

Smooth plastered ceiling, two ceiling light points, linoleum floor covering. Fitted with 'light Beech effect fronted' low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, space for a tall fridge / freezer, space and plumbing for an automatic washing machine, space for undercounter dishwasher. Room for a large 'Range' style cooker, with chimney style extractor hood over.

A folding door leads to an understairs storage cupboard housing the electric consumer unit and meter.

A upvc double glazed door, gives direct access to the rear garden.



### Cloakroom

Smooth plastered ceiling, ceiling light point, low level wc, continuation of linoleum floor covering from the kitchen.

### Rear Garden

Stepping out of the kitchen door onto an area laid to patio. A concrete path leads through the garden to a pedestrian gate, giving access onto a rear service road.

The garden is principally laid to lawn and enclosed by timber fencing.

Large shed.



### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. With a smooth plastered ceiling, ceiling light point, access to the roof void.

All doors are of a six panel design.

### Bedroom 1 14'0" x 10'6" (4.27 x 3.22)

Textured ceiling, ceiling light point, picture rail. A dual aspect room with upvc double glazed windows to the front and rear aspects. Provision of power points, double panel radiator and a television point.

The room benefits from a range of fitted wardrobes providing hanging rail, shelving and useful storage.



### Bedroom 2 10'4" x 11'4" (3.16 x 3.47)

Textured ceiling, ceiling light point, picture rail. Upvc double glazed window to the front aspect, double panel radiator and a provision of power points.

A six panel door opens to a large storage cupboard, providing hanging rail and shelving.



### Bedroom 3 11'6" x 7'4" (3.52 x 2.26)

Textured ceiling, ceiling light point, picture rail, upvc double glazed window to the rear aspect and a single panel radiator.

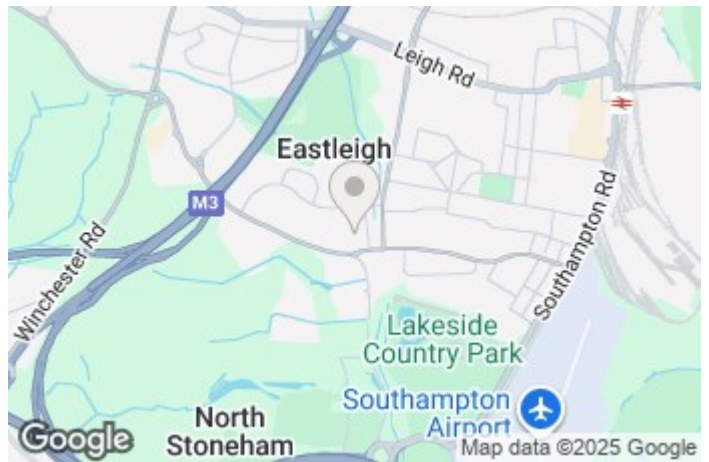


### Bathroom 6'0" x 5'5" (1.84 x 1.67)

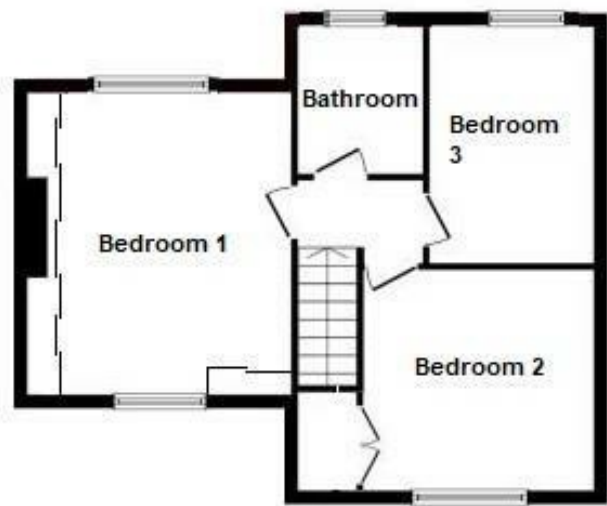
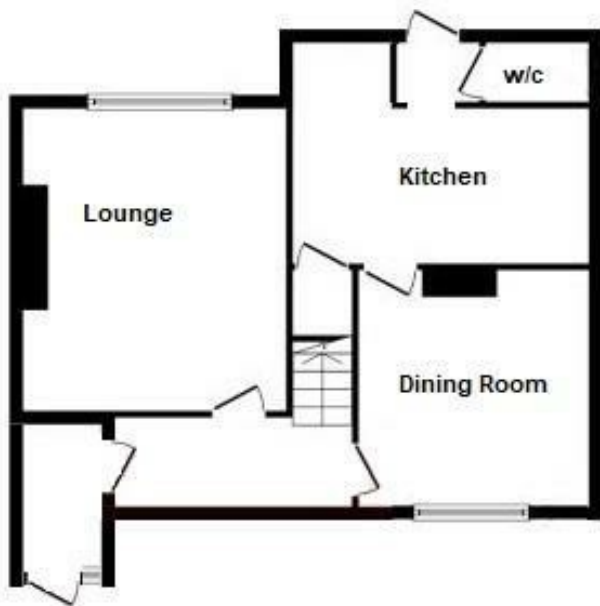
Textured ceiling, ceiling light point, upvc obscure double glazed window to the rear aspect, single panel radiator. Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panelled bath with a thermostatic shower within.



### Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	